

ORDINANCE NO. 2533

ZONING CERTAIN LANDS ANNEXED TO THE CITY LOCATED AT THE INTERSECTION OF BROADWAY AND MONUMENT ROAD

Whereas, the council finds that the applicant has complied with applicable regulations of the City's Development Code, and that the Planning Commission has recommended that the zoning of Diamond Shamrock Annexation be granted;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION

That the lands described on the attached are hereby zoned C-1.

Passed and adopted this 7th day of August, 1991.

President of the Council

Attest:

City Clerk

DIAMOND SHAMROCK ANNEXATION

Beginning N 46 deg. 25 min. E 1,476.40 feet and S 20 deg. 47 min. E 67.90 feet from the Southwest corner Section 15, T1S R1W; thence S 20 deg. 47 min. E 212.10 feet; thence S 52 deg. 52 min. E 63.40 feet; thence N 38 deg. 43 min. E 165.46 feet; thence South 65.42 feet; thence N 36 deg. 02 min. E 348.35 feet; thence N 54 deg. 15 min. E 216.10 feet; thence North to the Northerly right-of-way line of a right-of-way described in Book 983, Page 95, of the records of the Mesa County Clerk and Recorder; thence Easterly along said right-of-way to the Southerly bank of the Colorado River; thence Westerly along said South bank to a point one foot East of the West line of the NE1/4 SW1/4 Section 15, T1S R1W; thence North to the existing Grand Junction City limits; thence West one foot; thence South along the West line of the NE1/4 SW1/4, Section 15, T1S R1W, to the South line of a right-of-way described in Book 985, Page 829, of the records of the Mesa County Clerk and Recorder; thence Westerly along said South line to a point which bears N 47 deg. 32 min. E 1,793.30 feet and N 66 deg. 45 min. W 150.00 feet from the Southwest corner Section 15, T1S R1W; thence N 66 deg. 45 min. W to a point on the Easterly right-of-way line of Dike Road; thence S 69 deg. 13 min. E 24.50 feet; thence S 20 deg. 47 min. E to the Point of Beginning.

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 2533, was introduced, read, and ordered published by the City Council of the City of Grand Junction, Colorado, at a regular meeting of said body held on the 17th day of July, 1991, and that

the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, at least ten days before its final passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 8th day of August, 1991.

Neva B. Lockhart, CMC
City Clerk

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Effective: September 8, 1991